



## Harewood Grove, Darlington

Asking Price **£1,500,000**

**AN OUTSTANDING INVESTMENT OPPORTUNITY.** An excellent and rare opportunity has arisen to acquire a superb and most substantial Freehold investment property comprising of **SIXTEEN SELF CONTAINED APARTMENTS**, set in its own private grounds, occupying a most pleasing position on Harewood Grove. This fantastic period property is situated in the heart of Darlington's highly regarded West End and is within a short walking distance from the town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. Harewood Grove is also well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. The Grade two listed building is comprised of eight self-contained one bed roomed apartments and eight three bed roomed maisonette apartments and producing an annual income of £102,768.00 this property provides a unique investment opportunity.



# Harewood Grove, Darlington

## General Remarks

A unique Freehold Investment Opportunity

A period Property comprising of eight one Bedroom Apartments and eight three bedroom maisonette apartments.

Occupying a most pleasing position on Harewood Grove within the highly desirable west end of Darlington

Generating an annual rental income of £102,768.00

The property is set in nearly two acres of land

There is scope for further development of the property as there is a large basement area and a large attic space. This would be subject to the necessary planning consents

There are seven garages within the perimeter of the property

This is an opportunity not to be missed we therefore recommend viewings at the earliest opportunity.

## Location

Harewood Grove is superbly positioned in the desirable west end of Darlington. The property is located just off Grange Road within a short distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, Mowden Infant and Junior School, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## 1 Harewood Grove

In brief this property is comprised of an entrance hallway which is warmed by a central heating radiator and benefits from laminated flooring. The living room is decorated in neutral tones and offers an abundance of natural light courtesy of the two sash windows. The living room benefits from a central heating radiator and a tiled fire place and it offers an abundance of period features including a dado rail and original coving. The double bedroom is situated to the rear of the property warmed by a central heating radiator and benefiting from two sash windows and a cupboard providing useful storage. There is a versatile room which would make an ideal study / home office. The shower room is fitted with a modern suite comprising of a shower, wash hand basin and low level WC. The modern kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer and benefits from an integrated oven with gas hob.

## 1A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed large living room, a large family bathroom, and a kitchen. To the second floor there are two double bedrooms and a good sized single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear.

## 2 Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, a well appointed neutrally decorated lounge which is situated to the front aspect of the property and benefits from a green marble fire surround and traditional sliding sash windows, a large double bedroom, a modern fitted kitchen which has a range of wall and floor units with laminate work tops with an integrated electric oven with gas hob and a large family bathroom fitted with white suite with bath with shower over, a low level WC and wash handbasin. Externally there is a driveway providing off road car parking and a communal garden to the front.

## 2A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed neutrally decorated lounge which is situated to the front aspect of the property and benefits from a white fire surround with tiled inset and hearth and traditional sliding sash windows, a large family bathroom fitted with white suite with low level WC, wash handbasin. The kitchen has a range of wall and floor units with laminate work tops. To the second floor there are two double bedrooms and a good size single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear.

## 3 Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, a well appointed neutrally decorated lounge which is situated to the front aspect of the property a large double bedroom, a further bedroom, a modern fitted kitchen, and a large family bathroom. Externally there is a driveway providing off road car parking and a communal garden to the front.

## 3A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed large living room which is situated to the front aspect of the property and benefits from a gas fire with tiled inset and hearth and traditional sliding sash windows, a large family bathroom fitted with white suite with low level WC, wash handbasin. The modern kitchen has a range of wall and floor units with laminate work tops with an integrated electric oven with gas hob. To the second floor there are two double bedrooms and a good size single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear.

## 4 Harewood Grove

A ground floor apartment. In brief this property is comprised of a welcoming entrance hallway, a well appointed lounge which is situated to the front aspect of the property and benefits from a decorative wooden fire surround and traditional sliding sash windows providing an abundance of natural light, a large double bedroom, a modern fitted kitchen which has a range of wooden wall and floor units with laminate work tops with an integrated electric oven with gas hob and a large family bathroom fitted with white suite with bath, a low level WC and wash handbasin. The property has two large storage cupboards. flooring. Externally there is an off road car parking and a communal garden to the front.

## 4A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed lounge which is situated to the front aspect of the property, a, a large family bathroom and a kitchen. To the second floor there are two double bedrooms and a good size single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear

## 5 Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, a well appointed neutrally decorated lounge which is situated to the front aspect of the property and benefits from a green marble fire surround and traditional sliding sash windows, a large double bedroom, a modern fitted kitchen which has a range of wall and floor units with laminate work tops with an integrated electric oven with gas hob and a large family bathroom fitted with white suite with bath with shower over, a low level WC and wash handbasin. Externally there is a driveway providing off road car parking and a communal garden to the front.

## 5A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed neutrally decorated lounge which is situated to the front aspect of the property and benefits from a white fire surround with tiled inset and hearth and traditional sliding sash windows, a large family bathroom fitted with white suite with low level WC, wash handbasin and separate shower cubicle with a shower. The modern kitchen has a range of wall and floor units with laminate work tops with an integrated electric oven with gas hob. To the second floor there are two double bedrooms and a good size single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear.

## 6 Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, a well appointed neutrally decorated lounge which is situated to the front aspect of the property a large double bedroom, a kitchen, and a large family bathroom. Externally there is a driveway providing off road car parking and a communal garden to the front.

## 6A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed lounge which is situated to the front aspect of the property, a, a large family bathroom and a kitchen. To the second floor there are two double bedrooms and a good size single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear

## 7 Harewood Grove

In brief this property is comprised of a welcoming entrance hallway a well appointed lounge which is situated to the front aspect of the property and benefits from a decorative wooden fire surround and traditional sliding sash windows providing an abundance of natural light, a large double bedroom, a newly fitted modern fitted kitchen which has a range of light grey wall and floor units with laminate work tops with a new integrated electric oven with gas hob and a large family bathroom fitted with white suite with bath, a low level WC and wash handbasin. The property has two large storage cupboards. Externally there is an off road car parking and a communal garden to the front.

## 7A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed neutrally decorated lounge which is situated to the front aspect of the property and benefits from a white fire surround with tiled inset and hearth and traditional sliding sash windows, a large family bathroom fitted with white suite with low level WC, wash handbasin and separate shower cubicle with a shower. The modern kitchen has a range of wall and floor units with laminate work tops with an integrated electric oven with gas hob. To the second floor there are two double bedrooms and a good size single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear

## 8 Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, a well appointed neutrally decorated lounge which is situated to the front aspect of the property a large double bedroom, a modern fitted kitchen, and a large family bathroom. Externally there is a driveway providing off road car parking and a communal garden to the front.

## 8A Harewood Grove

In brief this property is comprised of a welcoming entrance hallway, to the first floor there is a well appointed lounge which is situated to the front aspect of the property, a, a large family bathroom and a kitchen. To the second floor there are two double bedrooms and a good size single bedroom. Externally there is a driveway providing off road car parking and a private garden to the rear

